

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
WORKSHOP
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
OCTOBER 26, 2023
MINUTES**

Commissioners Present: Ricky Jones-Chairman, Jessica Ward-Vice-Chairman, Cheryl Sanders, and Ottilie Amison

Commissioners Absent: Noah Lockley, Jr.

Others Present: Michael Shuler-County Attorney, Michael Moron-County Coordinator, Angela Lolley and Cortni Bankston

Call To Order

Chairman Jones called the workshop to order. We are looking at storm water plans, fill, clear cutting blocks on St George Island and other years in unincorporated Franklin County. It is good to see you all here today, we have a lot to discuss, but the point and the whole reason we are having this workshop is to have the opportunity to hear from each other and maybe come up with something that we can all live with that actually benefits the residents and those that live here in Franklin County. So, with that said, we are going to go to public comments. The only one I have. You do not have to have turned in one, but I do have one that is turned in so to call it first, because it is a workshop, so there is not a protocol for that, but the first one will be Mr. Jeffrey Dickerson.

Workshop Item(s)

1. Stormwater Plans, Fill, and Clearcutting of Lots on St. George Island and other areas of Unincorporated Franklin County – Discussion

Public Comments/Commissioners' Comments

Hi, Jeffrey Dickerson, I live on St George Island, on Watkins Cove. I actually just have two questions. I was reading through it, and it had said that the ordinance would apply to St George Island unincorporated. But in the actual body of it reads like it is only St George Island. The question is, would this apply to similar areas that are border islands, like Alligator Point, because they have similar density, and it is a border island. So that would be my question, is it, is it really only supposed to address St George Island, or all of the border islands? Chairman Jones noted that where the initial discussion started, we were talking about doing something on St George because of its unique characteristics, and in the board meeting that day, it spurned into other areas of the county. So that is why I really hope today that we do not confuse the two, because I think we are looking at separate issues. But it is going to be difficult. I am going to do my best to try to make sure we all know which area we are talking about when we are talking today. Chairman Jones noted that it originally came up because of the density, because of the fact that is a barrier island. Mr. Dickerson said his other question is, is we have a private road that is deeded as a separate parcel, meaning it's a parcel in itself, and the access road serves several properties that are on Watkins Cove, and would this ordinance, apply to that, because this particular road is kind of in need of repair, and doing those kind of repairs, would that be something that would fall under this ordinance, because it's not really zoned residential, which is kind of what it looked like this was targeted towards, but this is an access road that's deeded, but serves multiple parcels, Chairman Jones noted that if it's still considered a private drive, I do not think this would not be applied to that. Mr. Dickerson noted that was all he had. Thank you very much for the time. I appreciate it. Attorney Shuler inquired if this was a road on St. George Island. Attorney Shuler noted there is a requirement for regulating the amount of fill that is brought on to private roads. We have not specifically addressed anything other than driveways. So it may be that we need to address the issue that Mr. Dickerson is bringing up in whatever ordinance that is going to be drafted. Because right now, I do not think the current draft as it is presently written, applies to anything other than driveways, as opposed to what he is describing as a road. So, I will need to look at that issue a little bit more. Chairman Jones noted that he thinks there are several on the island that do that, especially on the bay side. There are several different subdivisions. But let me ask this, so we call it a private road because it is going to several residents' houses, but if they all have an easement to it in that extension of their own private driveway, that could be an interpretation. Attorney Shuler noted that

yes, I just, I have not specifically thought about the issue of the only thing that I have drafted was some language regarding driveways that go from either a public or private road to the residents. I have not proposed, and the board has not given me any instructions at this point regarding private driveways or private roads in terms of whether they can or cannot bring fill it, I can see where it would be a problem if too much fill was brought in. The road is built up. So now the water that was once on the road now gets displaced on the private property just as a hypothetical issue for consideration. Mr. Dickerson noted that the other thing that's kind of unique about this one is it is actually asphalted. So, it is not a gravel type road base or 57 or anything like that. It is actually paved, but the pavement is cracking and starting to fall in disrepair. So, you know, whatever happens with that means that, you know, when we address that, we are going to have to address that top layer. So, I just wanted to make sure that this did not apply to us. At this time, Chairman Jones called for anyone in the audience who would like to speak asking them to state their name for the record and that they have five minutes to speak. He reminded the public that today is a workshop, and we are doing this because we want your input.

Good afternoon, Barbara Sanders, and I have a bunch of questions. I am not sure, really, why the storm water management requirements that you already have do not apply, but I understand that has been interpreted to not include single family. Is that the issue? Attorney Shuler said there currently is, I cannot cite you to the page in the section. But presently, for residential properties, they are exempted from the stormwater management except in the current code, if you are building inside the critical habitat zone, there is a stormwater management plan, and there may be something I have referenced in the draft that might help us with that, but that is the reason why, general residential property is not regulated, specifically exempted unless you are in the critical habitat, sorry. Mrs. Sanders noted that what it actually says is, unless it is part of a common scheme of development, is what your code already says. But we will accept that you do not regulate it, and we are going to try to regulate it. Mrs. Sanders noted the problem I have with the ordinance as drafted is number one, the grandfathering clause. I do not know that you would be able to retroactively apply any of these rules anyway. Is that right? Mr. Shuler noted that he would not recommend it. Mrs. Sanders noted what you have done here is, by throwing the driveways into this you do not define what a driveway is. How wide is a driveway, if you go down Gulf Beach Drive, just because that is the one, I go down a lot, you have a driveway that goes from lot line to lot line. People have rocked the entire right of way, and they park under the house and bays. These houses are rented out to 18 people or more. They all bring cars. So, what you do not in here anywhere say a driveway is x feet across, or you only get one driveway. So, you need to be really careful about that grandfathering, because eventually, if the island builds out, and when it builds out, I should say, and you have people coming who want to just enjoy your beaches. People who do not live on the island or are not renting the \$20,000 a week houses just day trip from East Point or Apalachicola must come over and enjoy the beach. They are not going to have a county right of way to park on because the whole thing is now a grandfather driveway, right? So, you cannot go to beach. There is no place to park. You have that problem over at Alligator Point that you try to deal with. And I think you can stop problems by this ordinance in the future, if you will, think about how it is applied and how people use your land over on the island already, I do applaud that you have a driveway ordinance, because you do need to address that, but it needs a little bit more specifics in the removal of trees. The way I understand it is you could remove 80% of the vegetation on your property. Is that right? Michael, you can go ask for a permit to remove 80%, right? Still have to get a site cleared. A permit up to 80% could be cleared. So how is that going to be determined? Is it math? Is it a third of an acre? You get 20% of a third of an acre, and do you have to leave it in a particular place? Or does it matter? I just do not know if I am a land clearing guy, right? How do I, what do I have to show to get my permit to remove the 80%. At this point, the only discussion has been 80% would be the maximum clearance right has not been any further determination of whether it is 80% on the left-hand side or in the center or in the back, or what 80% is, again, is it going to be 80% of 1/3 of the dimensions of a lot. Okay? I would tend to think if, if we are looking at it, if it's one acre, it would be 80% of one acre. If it is a 25-foot lot on Saint George Island, then it is theoretically 80% of 25-foot lot. It would just depend on what that parcel, okay, so that they aggregate, you know, a dozen lots or six lots. I mean that. So, we go and get a drawing of the light, and we figure out the math and say, Here I want to permit. I am going to remove all this part of it is how it is going to work. Attorney Shuler noted that he will defer to the administrative staff as he has never processed an application, but that seems to be logical. Mrs. Sanders noted that is something you

have to think about. Your ordinance is not telling your staff how they are supposed to determine what that 80% is. And so, it is vague, and the vaguer it is, the more unenforceable it becomes. So, I just you need to think about those specifics when you are starting to do this, what is a CSD development manual? Attorney Shuler noted that is the critical shoreline district. There is a manual somewhere in the county records, but the reference in the zoning code the CSD means critical shoreline district, but I personally do not have a copy of it, so I cannot say I have ever even seen it. Mrs. Sanders said so on the amount of the runoff, the first 1.5 inches of runoff is that determined from an engineering point of view that is what you really have to think about. I mean, what happens to the second 1.5 inches? Attorney Shuler inquired of Chairman Jones. I mean, I am kind of presuming that I am supposed to be responding. So, if I am not, tell someone to throw something at me. The current stormwater management plan that is embedded in this ordinance, Mrs. Barbara, is the duplicates the existing stormwater management plan for residential properties that are in the critical shoreline district. So, what I have done is taken that limited stormwater management plan that has been embedded in the zoning code from inception the late 80s. I have taken that standard and expanded it from just a critical shoreline district for residential properties to all residential properties on St George Island. It is not creating a new standard. It is just using the existing standard. And I think, as proposed, it would require in a sealed engineering plan to certify that the stormwater management plan created by the engineer would comply with the standard. Mrs. Sanders inquired as to why would you not just pass an ordinance that says, 'we hereby expand our current stormwater management in our zoning code to include single family?' Wouldn't it be a whole lot shorter, a lot easier? Attorney Shuler noted that specificity, as you pointed out, is required, and the less specifics there, well, you still are going to refer back to your specific storm water management that currently does not apply to residential, and just say it does apply to residential. Well, that is what I think this proposed draft, but it does not have everything in there. I do not think everything. Well, it is not as comprehensive as this code. Attorney Shuler noted that a lot of that is outdated, which is why it is not it makes reference to old DNR regulations that no longer references have gone through, so I stripped out the outdated information. Mrs. Sanders said, all right, so there is nothing in any code about how you build a driveway correct, nothing about width or how many cuts or there is a definition of driveway in the draft. But you have correctly pointed out there is not a definition of the width. Attorney Shuler said honestly, I do not think any, I think it is irrational and unreasonable for someone to say their driveway goes lot, line to lock line, but it should be considered. Mrs. Sanders said so while we are on the subject of updating codes in the restrictions on bill you talk about requiring compliance with the Franklin County flood ordinance 2021, 12. Isn't that the same as section 6.5 in the Municode, or is it different? Attorney Shuler noting he has no idea. I do not know what the Municode says. Mrs. Sanders said so, at some point, the commissioners decided to get rid of all these little twirling around ordinances and to use Municode. I assume you pay for that, and so you have this big fat book that you can print out, and it is on your website, and it is Municode. Well, actually, I have done Unicode, but then at some point, you start going back to these individual ordinances, and they are even difficult to find on your website. I had to call Michael Moron to find out where a particular one, the sign ordinance I was trying to find. So I recommend that we be consistent if you're going to use Municode, use Municode if you're not going to use Municode, okay, just put out an announcement to everybody, because notice is part of the due process of your ordinances, and Michael will tell you, you know, if I can't find what the law is, if you didn't publish it in a way for me as a citizen to go look it up, then I could possibly get around your law, right? Because I can say to the court, well, that is not fair. They did not publish it anywhere, right? Am I right? Attorney Shuler noted he absolutely does not agree with that statement, but that is okay. We do not want to duke it out with me on it either. Mrs. Sanders stated she does not understand why we cannot be consistent when you are talking about your fill again, we use the terminology natural grade, and that has been a mystery to me for 40 years on St George Island, because you talk about height restrictions, and you say, from grade, well, what's grade? You can haul in 20 tons of fill, and I am not an engineer, and I am not good at math, but however much you can fill in and raise the level, and then we start counting. So, you have inconsistencies on how the construction is done on the island, and what is happening is you have the older structures where you could not bring in fill back in the day when you were not allowed to fill and now, we have got people over on Sawyer bringing fill into the wetland that is going to flood the guy next door. And that is my other problem with grandfathering is I do not want later for the neighbor who is disputing, you know, the natural flows being dumped on his lot, for the other guy to say, well, the county commissioner said it was okay because I am grandfather in, so I do not think you need to get involved in that kind of dispute. I

just do not see the rationale for that. I understand that you want to pass an ordinance that says we are not going to go back in time and make everybody fix stuff, but as a practical matter, you are not going to do that anyway. Those are my specifics. I do applaud narrowing it down and drilling down, as the kids say today, and making this work, because you are going to have some pretty serious issues on the island if you do not start working with that stormwater. And you know you want to protect the bay, but if you are dumping effluent and asphalt and pollutants off the St George Island into the bay, you are not helping the bay. So, I hope you do get something that is workable for everybody, but I would like you to address driveways more specifically on your list. Chairman Jones called for additional public comments at this time, noting this is what we are here for today.

Mr. Mason Bean spoke noting she is a hard act to follow. I will just tell you that. Well, I know y'all have the best intentions, and I do applaud y'all for heading this up, but I think you are going from one extreme to the other. I think you are trying to pass something you cannot enforce in regard to the trees and the plantation, you can only take out 20% so you save 80% driveways. You can only have 12 foot of width, which keeps that right of way safe. If you wait until you get a building permit, I think then you can have conferences to save the trees. You discuss the fill and discuss everything once a permit is in place and then allow site clearing. Read that the driveways and the house pad shall only be as high as the road in front of it. If I am building a house, I want to encourage all my people to be at least two foot higher than the road in front just for the house pad, not the whole property, but the house pad so that water. There are some areas that brand new homes that are built level with the road, and if we have five inches of rain, it is going to be coming in the front door of brand-new homes. So, I applaud you for this. Let us work it out, I appreciate it.

Ms. Susan Mac and I live at 2171, Highway 98 West Carrabelle. I apologize for the sunglasses I was running late getting here and threw my prescription sunglasses on and left my other glasses at the office. So, without prescription glasses, I am afraid I cannot read the few little comments that I have. I am ill prepared to be standing here. I have been tied up with other things for a while, and I do recall seeing the advertisement that there was to be a discussion and possible action on an ordinance related to St George Island and stormwater management issues and clearing and landfill. Then somehow that got tabled, I think because concerns were expressed maybe that, hey, it is not just St George Island. Because I know I chuckled to myself when I saw that ad and I thought, well, what are we chopped liver? The rest of the county, we have got issues with this too. I live on 98 and any of you who have not driven that stretch in a while, I invite you to do it and just take a look at the volume of clear cutting that has happened, the fill that is being brought in. It is amazing, and it is ongoing. Every week there is yet another parcel that has been cleared. I have not had a chance to review this proposed ordinance, so I am sort of shooting in the dark here, but from the previous comments, I am understanding that maybe we're going to require folks to hang on to some trees, which would be a very good thing, and that maybe we're looking at limiting the amount of fill that's brought in. I am also hearing that perhaps we are considering requiring a building permit with an actual plan before site clearing takes place, because there are numerous properties that have been clear cut that are now just sitting there, and at the risk of sounding like a NIMBY, not in my backyard, I just want to share with you briefly what I have seen happening just to my west and just to my east. Two lots down from me to my west, there are two separate parcels of land that were purchased. The current owners have submitted building plans. They were approved. They are acting as their own contractor. I believe November will be a year ago, they submitted all of those plans and they were approved. So, they are out of town. They come in occasionally. For months, they cleared that land, and I mean, they stripped every bit of vegetation off of it. I think if I were to walk on that property today, I would not even find a single sand spur on there. It is just sand sitting there. Fill has been brought in; a park model was approved by the county to be allowed there. They built this little storage building, an attachment to it. There is a deck that is built on the outside. Furniture sits on the deck. They are gone back to Georgia, where they live. It is storm season. There's construction stuff. There are blocks, there's rebar, there are at least eight piles of fill that have been brought in that are now just sitting there. They show up maybe once a month, and they work on it for a few days, and then they disappear again. So, two lots further down from that to the west, there is a parcel that was cleared, I would say at least two years ago, if not longer. It has a little bit of scrubby stuff that is grown back on it now, but there are no trees left on it. That water and land has now become the retention pond for the entire that little stretch of 98 because it is now the lowest lying property. Water is

always sitting in that low lying area, the folks that cleared and brought the temporary park model into the west of me, you know, at some point after they brought fill in and they spread it all, water was still collecting on the far western side of their property. And I see this every day. I cannot help it. I passed by it coming and going to Apalachicola. Low and behold, more fill came in. So now all of that water that was collecting on their property is getting displaced onto somebody else's land, which is not appropriate at all. I am glad that you are paying some attention to it. I hope that some good will come out of this. One of the things I learned about myself a long time ago is, you know, I do not get mad that often, but when I do get mad, it is because I am sad. I first started visiting Franklin County in 1985 I made it my home 14 years ago, and the changes that I had seen in the past few years are heartbreaking and do not bode well for the future of this place that I call home. So, the one final thing I'll mention in terms of permitting, I've called the Forest Service a couple of times when I've seen big piles of debris after land has been cleared and apparently nobody in Franklin County thinks they have to call and get a permit, and nobody in Franklin County thinks there are any requirements or regulations related to debris burning when land clearing has taken place. So, some education is needed there, with all of these folks that are busy pushing trees down and piling up all of these huge logs and roots and everything else that they're creating, just to the east of me, I'm watching now there is this massive pile of stuff that has been cleared, and I'm thinking, you're piling it all up very carefully. It is in the back of the property. It is very close to the property line. It is very close to where some brush and trees are actually left, and I am sure they are planning to burn it at some point in time. So, I now have the Florida Forest Service burn number saved on my phone so that I can call them the second that I see somebody starting that fire to check and see if they have gotten a permit, and if they are indeed complying. So, in this day and age of wildfires, that is something else to consider with all the land clearing. So, in closing, as I said, I am thankful that you are addressing this. I am hopeful that this is a big step in the right direction to address some of what many of us are concerned about. Thank you.

Ms. Cheryl Klaus, I live in St George Island. I also commend your efforts to do something about the issues that we are experiencing in the county, and particularly, I think on St George Island, because I live there, and many of my points have been stated, so I will not bore you listening to them again, but I will say that I hope that this effort does not ignore the enforcement section because we have problems on St George Island now that are completely illegal, that keep going on and there is no enforcement. I am particularly concerned with section 11, which was not amended, that says the maximum fine shall be \$10,000. I do not know when this was written, apparently, Miss Barbara says it was written in the 90s and maybe \$10,000 was a lot of money then. But some of these big things that are happening, for example, Casa Del Mar, which is clear cutting a giant section of the plantation, and the plantation has to deal with that. And I understand this is private property as well, but a \$10,000 fine over 41 properties is not a huge deal, a \$10,000 fine over a \$2 million house may not be that big of a deal. I would encourage you to look at the teeth, to look at the enforcement and to think about, as you make these laws, what we are going to do to actually start enforcing them. Because we have known that there are problems. We know there are things that are against code happening. We watch it happen. We call in, we do everything right, and it still happens. They do not stop. There are no teeth. There is no enforcement. So, I would encourage you strongly please consider enforcement and how we are going to get the teeth to stand behind these much more intelligent rules that we are putting into place.

Mr. Willie Irvine, I live on St George Island, 3112 Gander Street, and for a week now, I have been listening to trucks roll by putting in rocks at the end of the street, which used to be a street, but now there is a house there that somehow got attached to property that the ex-Sheriff Jack Taylor lived in, and after that, they raised a wood border around it. Instead of the water coming down the street and going to the bay, it puddles back up on the road. Welcome to my new swamp. And everybody that gets one of these waterfront freaking places hauls off and builds their front line on they want to protect it from the water. And in doing that, they have displaced the water to run off into my yard, a yard that used to have healthy oak trees in it, but now they are getting flooded out. Oak trees do not like that much water, and these things have been there for years. They are just getting flooded out now. I have said this stuff years ago. I said there was going to be a problem with people filling stuff and not paying attention to Mother Nature herself, but nobody listened. I do not pay anybody. They do not know happens. What can I say? You know, you all know what is going on. You just ignore this thing. Permanent paving on highways and roads and driveways does not allow the land to get the

water it needs underneath it, there should be a freshwater lens underneath that barrier beach island, which creates vegetation, which helps hold the barrier of each island together and keep the freaking bay from running up in here on the mainland's butts. You all know how it works, and none of the things that you are proposing will help to hurt the rest of the county at all they need to be aware of runoff, of ceiling, of horizontal movement of water, as opposed to just nature doing its thing. Now I said some of this before, might say it again.

Ms. Theresa Spohrer, and I hear that all this is about the rules and regulations that can be gone over with lawyers and legalities, but that takes time, and what I am watching is so many trucks of fill coming onto that island because y'all did not stop them. You did not put a temporary moratorium on it. So, guess what is happening? Everybody is jumping on it while they can. And it is phenomenal amounts of fill coming in. You got to do something. It is going to push water elsewhere. You cannot make them take it away once it is there, right? You got to do something. Thank you.

Mr. Kai Nelson from Carrabelle spoke to the Board. We talked about this last time a little bit. Got to thinking about a little bit, and I have some suggestions. I did not realize there was already a drafted ordinance, so I am woefully unprepared, but I do think that there's a couple things that need to be addressed. I am not quite sure. I think we have been over this. I do not think many of the people on the board have much construction experience that they do. You do, okay? You ever been in the site development? Okay? Have you built foundations? Ask Gary Matthew? What are your comments? Okay? So, as people know, if you are in the trades, you need a significant number of materials to create a foundation plan. The foundation starts with fill dirt to raise the area up so that it can drain to an adequate location, and you also need fill dirt. You need fill materials, as well as impermeable materials, such as concrete, to create a stable foundation for the house to be built on. This ordinance, at least from what we talked about and just what I been reading is kind of more of a blanket, and it does not really address all the main issues that go into limiting what will happen if we ban this material or limit this material by people that are not skilled in engineering and registered and licensed as engineers to determine what is too much or too little fill. Whereas, if I came and got a permit and said, hey, I need, 100 loads of fill dirt for this property, you guys are probably going to be like, no, no, no way. We are not going to give 100 loads of fill dirt. Well, 100 loads of filter might not even bring it up to road level, or even up to any of the adjacent properties around it. So, it is all very subjective. Who is going to determine how much fill is too much fill, or is too little fill? I know we talked about only limiting it in areas that are AE and lower, but not flood X zones. I can tell you; we do not fill dirt on flood X zone properties all the time because they are too low to fix drainage issues. I am all behind storm water management plans. I think it is a very smart idea. I think it is very necessary but the things that happen with that is, I think it needs to be applied to new construction. Of course, when you build the house, if you do a stormwater management system on an engineered plan, it is going to encompass the driveway. There is no reason to talk about doing driveways, because it is already encompassed in the stormwater management plan, where water runs off from impermeable and semi-impermeable surfaces, including the roof, the driveway, whether it's road-based concrete, asphalt, doesn't matter. It is all accounted for by the engineers that are able to make those calculations with the training that they have. But where you really run into issues is older houses, houses built prior to the requirement of having a stormwater management system, who is going to say that they cannot have fill dirt? Well, how are you going to enforce that? How are you going to stop that? There is in Franklin County alone, there is probably, I would say hundreds of loads of material is moved around daily in Franklin County. I do not know how you guys are going to keep track of it. If Miss Sanders asked for a load of filter into her yard and it gets spread that day or that evening time. How frequently can you have fill dirt? You know, if it is, can I get a 20-yard load, which is not really a whole lot of dirt, in the grand scheme of things, over a small area, it might cover half an inch over, I do not know, 50 feet, 100 feet, you know, it is, it is not a whole lot. How frequently can I do it? Can I build it up over time? But if you start with all the new construction and you do stormwater management systems, there is no reason for anybody to bring in fill dirt later, because they paid money. They paid a lot of money to have this system designed and constructed, which may take the engineer. I have been on plenty of jobs where the engineer says, hey, you need 300 cubic yards of fill on this site to create the stormwater management system. Sometimes we have to remove it, just like we are working on the one at the Apalachicola Airport. We have had to haul 30 loads of fill out of there to create

the stormwater management system. But that is not always the case. It is usually you have to bring in fill to make these storm water management systems. Now, it really comes down, I have heard a lot of comments about, okay, well, this property was low. They filled it up, and now water is flooding into other properties. Frankly, I do not think that anybody has a right to drain their water off into somebody else's property. Everybody is responsible for dealing with their own storm water, and the amount of rainfall that collects on a certain square area is the same. No matter what you do it, whether you raise it up 20 feet in the air, it still has the same amount of square footage in that and it still only correct. It only is subjected to a certain amount of precipitation in a certain amount of time. Where it goes is what matters, and what you how much of it percolates into the ground is what matters. The reason why people have issues is because they start making impermeable surfaces within their footprint of their lot. Impermeable surfaces being roofs. You know, an impermeable surface is anything that water does not directly percolate through and will run off somewhere else. That will be concrete, roof systems, asphalt, anything like that. Now you have semi-impermeable surfaces like road base or gravel. Certain filters have different permeability clay. Then you have certain materials that are extremely permeable, like sand, okay, if you are worried about St George Island, I can tell you that if you go look at all those sand dunes that are basically beach sand and yellow sand. When water hits them, it disappears immediately. It does not even run. It does not run where you run into issues for things that where water starts running off is different types of soils that have a more of a vegetative matter to it, that are more black soils, usually, or clay soil, that is where you are going to have runoff, and you are running off to the wrong place. But I can tell you that if you just require each house to have their own stormwater management system and deal with their own rainwater collection. You know, that is what they create in rainwater across the site, then you are good. You do not have to worry about it. And that, that does not mean you are going to have swales and ditches and ponds all over the place on St George Island, specifically, the ground is so permeable because of the sand that the type of material that the island is made out of, that you could literally collect all the water from, from downspouts into drain tile and percolate it directly into the ground, just like you would a septic system. It is no different. It does not have to be complicated. It does not have to be crazy. But I agree, something needs to be done. But who has the authority to say what is right and what is wrong? My personal opinion, and what most of the state and in the country say, is that a registered and licensed engineer is the only one that has the authority to say how much rain they have collected over a certain amount of time meets the standards of Florida building code, and that they can deal with the water on site. As far as clear cutting and trees go, I think that what Barbara Sanders said, hit it on the nail. What is 80%? How do we determine that? Or land clearing contractors, it is extremely destructive process. You know, we come in there with big machines, and we crush these things into bits, and we rake it out of the ground. How do we determine what stays and what goes? You know, is it existing grade? What is existing grade? Is existing grade from the top of the root map? Is the existing grade from the top of the 12 or 18 inches of pine straw that has accumulated a lot over the last 100 years? Is it at the sand below the root map? What is existing grade? Can we bring in dirt to match existing grade? If we are talking about the top of those that pine straws say, where we are running into pine straw that is this thick, or root mats that are this thick, you know, I think it is going to be, it is definitely going to be interesting. But I do not think that we need to reinvent the wheel here. I think you need to look to your neighboring counties about what they do. I do not think this issue is as big as we think it is by trying to reinvent the wheel. It is all these things are already in place all over the country in other places that have grown and gone through these growing pains that we have had to make something that works. Additionally, I think that clearing permits are necessary, even though it is more work for, you know, people like me, I think it is important to establish guidelines and standards of what land clearing is and what these houses are being built on. For example, me and Courtney had a run in over there on Peach Tree Road. Somebody's clearing. Some lost next the ones that I did, well, I know how low that is. They got this much to scrape out of it, but they have not scraped anything off. Okay, this is all root matter, spot soils, soils that are not suitable for building on there. You know, they have not been deemed wetlands. But there is this gray area between delineated wetlands and non-wetlands that is still bad soil, soils that you cannot build on. But I see far too often that these root mats and this mulching debris and this nasty soil is simply just covered with a thin layer of fill dirt, and then people come in and build a house on top of it. Well, anybody that would tell you, if you are building a house, you build on, that your doors aren't going to open in a couple years, house is going to settle it's going to sink in. There needs to be some sort of standard for the land clearing permits, worrying about how many trees get taken off of it. Trees can be planted back. I can tell

you that some of these lots being 50 foot by 100 I know the county is not necessarily, I do not know if any of those lots actually exist in the county. I am thinking more so than cities, but if there are smaller lots, sometimes you might not even be able to fit a house in there if you only leave 20, if you have to relieve 20% of the trees on there. I will have to continue to read this. I am sure there is going to be some discussion. I am not really quite sure what you guys are planning, but I know there probably needs to be more consideration on it, and probably looks, looking to the other counties for what they have done, guidance that is continuing to allow them to grow and be prosperous. Thank you.

My name is Roger McIntyre, and I just got a few points I want to make. To start with I see the problem over there on St George, I understand what you are trying to do, but from just a practical matter, I do not think the storm water system the problem is ever going to be resolved over there until the roads have a storm water plan. From what I can see, the biggest impervious areas on the island are roads, and a lot of the roads have no runoff plan, and where they are, where they do have plans, and where they have come in there and done something, they are not maintained. So, a lot of the water that backs up where, what I am seeing is where things are not maintained. The gentleman here had a good point, also on the bay front lots, you know, there needs to be dedicated easements for that water to flow through and then back, as far as the ordinance goes. Reading over this, I am also a firm believer of property rights. These lots over here, my lot's 90 by 135 we tried to save every tree we could, and slowly but surely, we would have to take saws on, cut one down or cut one. We tried to save all we could. But when you get a house and driveway and septic on there, it is really hard to do. So, I do not really know how you are going to fit. I think this current ordinance calls for a depression somewhere on the lot to hold water. So now you are asking for more depression. Is some type of development. So now you want to put more development on the 90 by 135 lot, it is going to be hard to fit on there and save trees. If you are going to have an ordinance where you save 80% of the trees, you need to have some way to determine that. Typically, it is done with an arborist. And I am not pushing for more and more regulation, or more and more people to get involved, to pay money to but you cannot just come over here and say, this strip is 20% do not touch it. Well, that might be a strip with no trees in it. If you are going to do the ordinance, it needs to be a little bit more clearly defined so we understand, you know, what we need to do. Also, you discussed the grandfathered in, but the way the ordinance reads now, if a homeowner has a septic problem that was 30 to 40 years ago, the septic system was put in, and they got to put another system in, and they need two loads of fill. Well, the way the ordinance reads now, that's development. You cannot do a development without a civil engineer site plan. So, in order to fix the septic system, the way this ordinance reads now, they have got to hire civil engineer, and they have got to control 1.5 inches of their runoff before they can repair their septic system. I do not really think that is practical. You also address the 1.5 inches of runoff. But at what time frame is that? a 24-hour period? Is that a 12-hour period just needs to be a little clarification in that. Also, it talks about in existence. What is in existence mean is that the building permits been pulled? So, if I have a house that I am building and I am halfway through with it and y'all pass this ordinance? Have I got to stop and go hire a civil engineer and regrade my lot and change everything? So, is it to take effect from the new from the building permits on or the ones that have COs, those are some things that need to be addressed so we do not get in into a problem with that? You talk, you tell my Word says, I want to read it says, with single family residence in existence on the date of adoption, yes, single family residence in existence, right? Well, it is clear to find you are living in the house. So, so if I am building a house, and I am one month from being done, and y'all pass this resolution, I have a building permit, and everything is in my site plan. Everything has been approved, and driveways in piles, in concretes in and I am one month from being done, and then you adopt this if I got a stop and get a civil engineer and do a site plan and regrade my lot. The way it is written up, it looks like it would be. Yeah, I am glad you mentioned. That is why I want to clarify. Yeah, that is why we are having the workshop, though, right here today. So, I just think that ought to be in existence, should be defined as a building permits been issued that would take care of that. Um, so again, this storm water addresses talks about having depressions to control some of the water. So, to me, that is, and I am a development guy. I have done storm water; I have done some of these projects. So, a depression is kind of a retention pond, is the way I am seeing. This is what you are looking for. So, these lots, again, are 90 foot wide. If some guy comes in here and builds a new house and he puts a retention pond in there, and it sits there for five years, and it begins to have insects and plants in there, and then that gets to be a wetland. Well, then the guy next door septic system fails, and he cannot get a permit to repair it because he is 50 feet

from this wetland that was created because of the ordinance, those could be some real problems that come down the line. The water that is created on the lot that has to run off from impervious surfaces, it has to go somewhere. You are not going to be able to keep it all on your lot. It has to go somewhere. Typically, it stays its natural flow. That is what you know, what it should do. So, when you develop a piece of property, you got to keep the water going on with natural flow. Well, that's kind of hard to determine. When everything is flat, where that natural flow is. What happens is when you, when you do not, when you dump water on a neighbor, like we have heard some complain, and I would be upset if it happened to me too, that turns into a civil matter. One person going to the other person saying, hey, you are backing up my land. It is hard for the county to provide an ordinance to control all that water when, normally it should go out and run down the drainage on the side of the roads. But since there is no drainage on side, a lot of these roads that you know that becomes the problem. So, I know it is a problem, and I see that, but I just, I don't feel like that what is proposed here is not really going to be the solution. I would like to see the commissioners really look into existing structures so that people that have to repair a septic system, or that have to do something to their driveway, or any of those things do not fall into well, I have got to go get a civil engineer. I have got to; I have got to spend all this money to do that. And then the other thing that was addressed in the code, and I have spoken to you about it, is the red line in the revisions that were made says that the driveway has to be at or lower than the road. Is that? Was that correct? Attorney Shuler said no. So, it cannot be higher than the road? Attorney Shuler noted that it cannot be higher than the nearest private or public road. So, when you put in so if you are going to build a house, your driveway in your parking area cannot be higher than the road Attorney Shuler noted yes on the driveway, we have not said anything about parking, but you are parking on the driveway. So well, you define under the house, if it is on pilings, you define under the house as parking. Yes, so, so the ordinance now says that you cannot elevate your house higher than the road. So, what that is saying is that, as a property owner, I am going to be getting the county's water on me coming down the road that that does not seem right. So those are some practical matters. I just wanted to bring your attention, and maybe I can address them in the in the revisions. Thank you for your time.

Ms. Joe Ellen Pearman, I live over on St George Island. A lot of these issues, I think, have come up because 15-20 years ago, there was no long-term vision of anybody. People came in, they build houses, and they do not even think about the fact that I am talking specifically about St George Island, that it is an island. It is a sandbar. That is all it is. And you know, we were not meant to live there. And now it is overloaded. It is overloaded, and there is only a certain amount can be done. Now, I think in the draft the tree part is very vague. We would not need near as much fill if we had some of the tree roots. But if you, you know it is, it's just too vague to say, well, you have to leave 20% well, that all matters. Can you cut down? I saw your measurements at the 1.5 at height. But you know, the oak trees, the short leaf pine trees, the State Park has the oldest stand of slash pines of any barrier island in the world. But we are losing a lot of that, a lot of that that the islands had. You know, we have lost our oysters. We've and people are clear cutting because they think it makes the lot more valuable. They will come in; they will clear it. They do not have plans for a house. They will clear it. They will bring the dirt in. They put up a for sale sign, and everything changed when people came there to make money not to live, we need more residents. The residents care more. Most people here are residents that care, people that just rent their property out, they do not live there. They do not, it does not, it is not that big deal to them. They come in, and I agree with Cheryl in that if we do not have enforcement, it needs to be made easy. I have no problem giving my name, and I know it is a state law you have to give your name if you have a complaint, but it has to be made easier to be able to call and have somebody come and check something out. You know, yes, the dirt is coming because they know this ordinance is coming. The dirt is coming in there, like circus is coming to town. I mean, the trucks are rolling, and the storm, like I said, the storm water runoff, the clearing of blood. If there had been some long-term vision years ago, this would not be an issue, but there was not. So, I do not know. I do not know how you are going to do it. I do not know how you are going to control it and forth. I hope you can, and I admire you for trying. I appreciate you trying. I have lived there for 20 years, and the changes have been phenomenal. And they know, and as you well know, the budget for this county mainly comes from St George Island, and it mainly comes from the rentals. And I understand that, but the rentals are not even exist if something has not done and people cannot get close enough to the water, but the sewage, the amount of sewage that is increased, is it is inevitably, it is going out to the bay that we are trying to save. You know, there is only so much room for drain fields, and there are no

permits required. I sent Ricky a picture, and I will send the other three a picture of a lot over on Pine Street. Their foundations built up taller than me, and there are 15 more loads of dirt that have been brought in. It is insane and no permits in sight, and we have to be able to tell the people that they care about that island that want to see it survive, need to have easy access to call to get these things enforced, to tell somebody you need to come check on this. This is not right and get it in the beginning. No, you cannot come after the fact. And people that have started, I would say, I'd say it's going to be very rare if you get someone to come in and take it out after it's already been put in. But there's people that see this every day, the people that live there are seeing it every day. And there are people that will call, if they have somebody to call, that will come out and put a stop to it until they can at least check it out. I do not want to put anybody out of business. The contractors at the last meeting, you know you are going to put them out of business. Certainly, there's other places that they build houses besides St George. I do not, I do not want to put them out of the job, but I do not want to be out of my home either. So, you, I mean, you have got your hands full, I will say that. And my biggest point is enforcement. I guess that and the tree ordinance needs to be a lot more specific. It needs to say a lot more. Thank you.

Mr. Paul Riegelmayr, first of all, I would like to applaud you for taking on this issue. This is a big deal. Franklin County is known for its natural environment. That is why people come here. They love the beach. They love touring all over the place, and the trees are an important part of that. If you look to the west of us, where all that development has been happening, the trees are gone. We do not need to be copying what is done in other counties, other places, we need to do what is right. For Franklin County, you know, as far as controlling the stormwater runoff, we have got to do that, because everything eventually ends up in the bay. If we build the swales, as are suggested in the ordinance, that will go a long way to helping that. I think a lot of this problem can be handled with just a little bit of engineering, of thought on how to retain the water on the island as long as it can. That may not be possible for some lots, and that is too bad, but some lots probably should not be built on. You know, they are low, and if you have to bring in 100 loads of fill to make it buildable, I do not think it is buildable. It will interfere too much with the natural flow, and, you know, the percolation of the water. So again, thank you very much for addressing this issue, and I will be very interested to see what the final product is going to be. Thank you.

Ms. Teresa Spohrer spoke again. You cannot just replant a 500-year-old oak, and we have some impressive oak trees on St George Island that I am concerned will just be hacked down and burned, and you would not like it if we went and tore down that tree at Dr Whiteman's and planted another one. So could we please try to protect our oak trees and the pines. You walk, you all up from here you walk the bay, you see the extensive roots from trees. And so, the big established trees are super important to holding that sand down. And I would really like for our impressive oak trees to be protected if you could do that, because you cannot just replant that, or I do not have 500 years to wait to see it, and I would like that to be addressed. Thank you.

My name is Steve Moore. I am with Planet Green nurseries. I am basically going to represent my industry. I am on both sides of this coin. I live right next to a lady that filled in the swamp, and I have been fighting it for seven years. I get it. I get all these problems that happens. You know, I have been dealing with that, trying to, I have talked to everybody but being city and county, I cannot do anything with it. We are in two different areas. And so now it has become civil. So, I know that whole aspect everybody has got problem with my side of it is I work a lot on that island, and our company handles a lot of stormwater runoff from all sorts of different things. I even do a lot here in Apalachicola. Apalachicola is like one of the worst for stormwater. Everybody is getting flooded out. All the properties are angled differently. Everything is just weird. But, um, my thing is, with the permitting of all kind types of fill, which was my company, we have to do small jobs, and we have to keep moving around, you know. And I deal with the plantation on a normal basis, so I am in good, good standings with them. So, whenever I have to do a 30 day wait on their committees, that usually hurts me, I have to actually find another way to get keep our business rolling. So when we have to go in and keep permitting fill for this and or I see at one point there was sod on there, which kind of alarmed me, because sod is actually, you know, you place down sod, it actually sucks up more that water it's trying to run off to other properties faster than, you know, putting in a permeable concrete, asphalt, or anything like that. We also do paper driveways as well. That is a lot better than a concrete driveway. I see that is on the thing for

permitting as well. Is that still on there for doing papers? I think it is. Yes. See, that would actually be a better standing than actually having a concrete driveway. We use crushed shell underneath them, so therefore water, once it hits it usually sucks right into it and does not really go too many, too much further than that. And the driveway, you probably got about seven to eight inches of crushed shell underneath it, so it is sucking all the water right into the driveway itself. That is like, my big things are, happen to get permits for every single step of my process, it would actually slow my company down, which is, you know, I do have workers that rely on me making sure they get 40 a week. But we are not a company that goes out there and we are pushing water onto other properties willy nilly. Well, it is one of the biggest things we look into. Like, when I get to a property, it is not a new construction those guys, the ones getting all the permitting and doing all that making sure they are where they need to be. My thing is, when I come into the older houses and they have stormwater runoff going underneath their house, and I have to figure out how to get the water from underneath their house into their yard somewhere, without pushing onto their neighbor's yard. Because I already, I already deal with that myself, and I do not want to try to do it somebody else. It is one of the main things that we try to structure behind when we go to a house and look at it, and with all this new permitting, how fast would a permit be able to go through? If I am bringing in X number of permits, and then all these other contractors bring in X number of permits, and are they going to be looked at in a timely fashion to where we can actually get into our jobs and keep on rolling and doing, we're supposed to be doing. I get this is actually needed, but I'm just that large scale that it, you know, because when I see all the stuff or landscaping, it would kind of raise an alarm for me, because a lot of the stuff we do, we don't really push water on people, but then all these, all these materials, are now on the board and wanting to be permitted, and that's what I'm trying to figure out. What is going on with that? Sounds good. Chairman Jones noted that is why we are here today for the workshop to take input, to have things to think about, and try to make sure when we cover something, that we are covering it. So, is there anything you could think of that should be in there, that maybe is not in there, or another way to approach it? That is what we are here for. My biggest thing is, you know, it is not the truckload. Truckloads of fill, because, like, you say, 20 tons of fill, I can burn that up in a couple holes on the side of somebody's house is where erosion is eroded out their house. And I am coming back to put sod down to help, you know, stabilize the whole place. And really not that much like when it dumps out. And I start messing with sometimes I underbid it and mess up because I needed a lot more than what I thought. And just the number seems big, but it is not that is the biggest thing I am looking at. If I am going to need you to get, like, I got this person that has got erosion on their house, and it is, you know, been going on for years, and it is washing out their foundation. Now I have to get permits for that. So therefore, I will not be back to that job. So, I am going off somewhere else, then I need a permit there. So, it's like doors are closing everywhere real fast, and then I'm looking at my crew saying, hey, listen guys, we got to wait for these permits, because they're taking x number of weeks now for things that are actually going to help these people that are in, you know, not the new construction houses. Like I said, I am on both sides of the point. I am for figuring something out. I am just not this extreme. I mean, it seems pretty extreme to me, trying to blanket everybody. So, there will be a way to figuring out, I do not know it's just the whole permitting process, because I know there's only, we have, what, two code enforcements on this side. Chairman Jones noted we do not have any code enforcement. We have an RFQ out to get code enforcement. We do not have any, see that is, yeah, who would be actually looking over that? Who is going to be deeming, okay, this is what is happening here? I thought we had somebody was actually went to schooling for all that. And because I dealt with that with city, their code enforcement is nowhere. They filled in the swamp right next to me, and like the lay land goes like this. Now it goes like this. Now I got a bowl in my nursery. I got pumps. I spent 1000s of dollars trying to fix it. I mean, it is a mess. So, I know what all these people are talking about, and that is the reason why this company, that is why we, we go out there, and that is what we try to fix. But this seems like these permits would actually hinder me from doing my job. I guess that is all I got to say about this. All right, thank you.

Chairman Jones noted that we know we have some online. As this gentleman's coming, we will get to you, we promise. We are probably just going to finish everyone in the room first.

My name is Drew Robertson, I own a lot on Porter and live here in Apalachicola. I, like most everybody, do commend the commission for trying to figure something out with, you know, the number of trees that are

removed for a lot from a lot, as well as storm water. I just not trying to say much about my past, but I am a licensed State Geologist, and its storm water and geotechnical soil work for years, and then was at the plantation as a general manager for quite a few years, so been on the island for over 20 years, doing work. And there are a few things in here that that, just to me, could be cleaned up, just to kind of not limit you, and interpretations, I think, kind of going through. I think in definitions, there is one that says driveway shall include all area beneath a residential structure built on pilings. I think that should, should probably be removed or considered, because I know, depending on your building officials, that can be considered a buildable floor. This used grade level and the residential code and also the commercial building code. And it really does not, I do not think that is considered as driveway. In my opinion. I think that could be looked at in a code piece that could be argued there. There is a piece about landscaping, mulch, not to exceed 10 cubic yards, and then 20 pounds to 50 pounds of potting soil. I think just that is going to be extremely hard to please. And you know, if you put it in an ordinance or a code, you know, it is something that the commissioner, you know, can get giggered on, and somebody has to enforce it. You know, if, if it is worth putting on paper, then it needs to be worth going and checking on. And that one seems to me that that is going to be a really hard one to try to police, and there will be a lot of finger pointing, and who in the world's going to, you know, do that one thing with the stormwater management coming through down to Section F is, can these systems? Swells, berms, depressional areas. I could not find it really quick. Can these be within the setbacks, outside of the buildable area of the parcel. I am sorry, what was the question regarding swales? Any of the stormwater management pieces? Can they be within the setbacks? In other words, can you do that outside of the buildable area of the lot? So, like within the side setback or the rear setback, that has not been considered yet, but thank you for the idea. Okay. Just the reason I ask is because it all kind of ties together. The small lots, if you have you know this 80% tree piece on a normal Island lot, roughly 20% of that land is almost covered in your setbacks, realistically, I mean, close. So, you are almost if you clear the whole buildable area, you have pretty much done your 80% removal. But if you have got to, by the time you do a septic system, as we all know, 604e the statute that is coming, that the septic rules come out of that keeps changing, and the soil loading rates keep becoming more stringent strings. So, the drain fields are getting bigger, even if the house did not change, the soil loading rates are causing those fields to get bigger. So, my point is, you are going to chew up a lot of buildable area for your house, and then you have a septic system. It can be almost like Johnny Collins always says it is as big as your house. So, if you look at your house footprint, it is roughly size of your septic, you know, that is what he always says, like a golden rule, you know? So, you can look at that and go by time I put a driveway, I am not going to have much forest. Well, I dig a big hole over here to put storm water in. It might not be big enough if I cannot go within setbacks. And then blah, blah, blah. I have noted a lot about groundwater. I know that in just for my years on in the plantation and doing road work out there and work on the airport, and also do a lot of geotechnical work at Olivier shop there on the corner where the beach planet is, when we did our double rings, which is the test-to-test infiltration rates on the soil. And we ran them for a whole day, we were getting 60 inches an hour of infill. That is a ton. You can turn fire hydrants on three or four of them, and this is never going to fill up ever. You will never see water in there. In certain areas, your rates are that fast. Other areas, it is all controlled by the groundwater. So, when your groundwater rises, you get what is called mounting slows rates. But if you are up in that sand, really, anywhere on the island, if you are above the water table, far enough, you have no park problem at all, it is going to go, I mean, it is not going to flow onto your neighbor if you are far enough above the groundwater. That is just, that is the truth. What I have come to see, at least in the plantation on Porter Street where I am, is the roads act as an impoundment or a weir to slow water. As the groundwater comes up, it reaches the surface and then starts a sheet flow. It does not just start sheet flowing like in Tallahassee. You know, Tallahassee has got three main drainage ditches. It takes everything down to Wakulla. Here, it does not happen until your groundwater comes up, then it starts sheet flowing. But all of your roads, I mean, there's areas in the island where there used to not be wetlands, and there's now wetlands. I mean, there were not. There are pines that are there. Pines do not typically germinate underwater. It is just not going to happen. So, you have got pines that are dying because they are now wet. Well, it is a relic of old pieces. So, I think the county might want to consider conveyance points as well along the roads, i.e., culverts, swells, maybe some small retention type areas or detention type areas to control flow into the bay as well, because it is kind of a rate control you just do not want to go straight into the bay of the pipe. But there are quite a few issues that are truly road issues. You know, groundwater being blocked by roads. Another thing in here that have that we

are wrestling with other municipalities that I am permitting in is road crown used as a datum. That is definitely an old school method setting a road crown as kind of your datum that you need to be above. Who is to say that when I am going to make up something? Michael Moron built the road 30 years ago that he shot it at the right elevation for that area, and now that is the crown that we are using as a datum. We do not know if there's really good logic in how high that road is in relation to the Earth's surface. You know, it could just be there because it was the easiest thing to be the best spot. But the elevation of it does not, it is an arbitrary number, unless there has been, you know, some serious analysis I would be aware of, you know, setting a road crown is kind of your datum to be a foot or two feet, or whatever above. One more thing, just to kind of help out, you know, the public, as something goes forward, I definitely commend a storm water management plan for properties. I am not discounting that at all. There are other professionals that can do stormwater management plans. And in a lot of state rules, it will actually say a registered, a qualified state professional, or something like that. And then that way, what it does for the county is because the registered landscape architect can do stormwater engineer can do stormwater in certain areas, geologists can do storm waters and, in some areas, even a surveyor can do some storm water plans, because it is a simple conveyance, conveyance grid as well. It is not a not a big deal, but that may offer open up more opportunity for the public, not just to use because we do not have a ton of engineers sitting around in our area. So, you know, if you can find a registered landscape architect that could do it for you, great, you know, just, just it might help the public and staff, you know, be able to turn to other people. That is all, that is all I have. I appreciate your time. Thank you.

Mr. Kai Nelson spoke again noting he had a chance to read it, and realized we are dealing with St George Island, particularly here, but I get it as a gateway to the rest of the county, but one of. Chairman Jones asked if he could cut a little bit shorter this time. Mr. Nelson said yes, of course. I heard a comment about lots not being buildable if they require fill dirt. So, like I said, I think majority of lots in Franklin County probably need fill the island has lots of dunes, so it is not necessarily always the case, but if you look on the bay side, I will say a majority of the lots needs some sort of fill. There are already state rules in in place that do not allow you to fill delineated wetlands, and that needs to be watched over a little more careful. But if we go ahead and tell people that have paid for an environmental survey that have determined that they have uplands on their property and may have wetlands on their property, which is likely, if they're anywhere near the bay side, that they cannot build on their house simply, or build on their land simply because they are required they need fill to get out of a hole, a wet hole. We are kind of going down a dangerous street there. I heard a why. And the why is because talk about thank you, yeah, and the reason being is because, if you buy a piece of land and you paid somebody to get an environmental survey on it, and they said you have buildable land out there, and you're looking at a bunch of woods, and you can't tell if it's dry wet, what it looks like, and you buy it, and then you go ahead and clear it, and then you find out that you need fill dirt, and the county says, no, the county is now just absorbed the liability of getting sued for, hey, I have uplands. I have lands that says I can be built on per, you know, state building code, and you are telling me I cannot build on it. So that is an issue, right there. But the real main thing that I have heard everybody say, we need code enforcement. If you are going to make these things, there has to be enforcement it. I do not think it is right to only enforce this guy doing this, and there is a bunch of it else going on in the county, and you're going to have a lot of people coming in, little guys doing little stuff that you won't catch unless you have code enforcement. And you will have a lot of out-of-town contractors coming in as well. There is a lot more out of town people coming into town. Work is kind of slowing down with the economy being the way it is, and these guys will come in and they will blow through here in two or three days, and you will never catch them, but the damage is done. So that is all I had to say about that. Something to consider. Thank you.

Mr. Covington spoke via zoom. Hey, thank you commissioners for your time this afternoon, and I appreciate everything that y'all do for the county. I just have a couple of questions. Excuse me, a couple of comments and one quick question. You know, I am concerned about the water in the middle of the island, especially after what happened after this last tropical storm came through. And looking at the pictures that I saw online of what happened in the middle of the island, and you know, knowing that we have got to do something moving forward to fix this stormwater management issue, especially up in the commercial district, because if we do not, nobody is going to be able to get on and off the island. So, I am, you know, I think we need to do

something, yes, we definitely, probably need to do something Island wide. I am not sure how we are going to, you know, truly implement that, but that is I am concerned about. The water in the middle of the island is this grown since I have been down there, since 2004 it is grown pretty good down there. As far as you know, the amount of water, especially around the Beach Pit and Mango Mikes in there, and it is just a lot. Now, since, you know, the county's taken over, or the state has turned over the middle of the island on Franklin Boulevard, you know, to the county, that is, you know, another place where water is going to be at is right there in the middle of the island. So the one question that I have is, you know, we're talking about this driveway, and there's something that Commissioner Ward brought up in the last meeting, is, is, and I just had this actually done on my house on the island, is, if we've got an existing driveway that's there, that's, you know, let's say in compliance, and we're, we want to resurface that driveway, just to, you know, people use my driveway for a turnaround, and so obviously, now I've got some little small spots where water, you know, puddles up from every time now and then. So, you know, I had the guys come in and bring in loads of new rock on the driveway, raise it up. So, it is basically what we are saying here when we are talking about this fill and we are talking about these, you know, the raising of the driveways. Does that mean that I am going to have to go get a permit just to raise it up a little bit, to actually kind of fill it in? Is that what we are talking about that would be accurate in the way it is written right now, in the correct. Attorney Shuler noted that yes, right, as it is currently drafted, but that is why it is a draft to be talked about. Chairman Jones noted that is again, that is the reason we are here today. The draft was to help start the discussion, and boy has it. Mr. Convington said that is great that we have this. I am very glad that we had this workshop, because I will be honest with you, I think a lot of the people that have spoken and said most of everything that I would have probably thought and even stuff I didn't think so. And I hope you guys will be able to take that and decipher it and actually get us something that is really, that is really, really good. Alright, so the one other thing I wanted to say was, is this, and I will say this, just like I will when we talk about the golf cart ordinances on the island, just like everything else is the ordinances. And I am sure all of you guys have heard me say this before, but, and if this has been talked about, I did hear this. I should have started me a little number thing here to determine how many times people said enforcement. But you guys know it that we have got to get code enforcement in the entire county, not just St George, but, I mean, we all want it out there as residents, you know, we want better enforcement to help control things, from the golf carts to the to the Leave No Trace stuff to this stuff that you are looking to do. And you know, you guys have got just a couple of people over there in the building department that are probably working overtime. I am sure Cortni and her staff are working overtime trying to keep up with all the permit issues. You know what is going to happen when we do this and we have these, this new ordinance in place and trying to effectively enforce it. It is just like everything else. So, we are going to have to belly up to the bar and spend some money to get some people to come in to actually be able to help these guys do more effective enforcement. Because if not, we are going to be in the same boat. We are with the, you know, RV sitting on lots and, you know, people taking out trees. They should not be taken out. It is going to happen. And we are not going to have anybody there to go say, no, no, you cannot. You cannot do that. So, one other thing I just wanted to say was they that the one person brought up something about education and effective communication about this, you know, about what you, you guys are looking to do with this ordinance. I think that is very important. I brought it up to you, Commissioner Jones, with some other stuff about that. You know, we need to figure out a better way on the website at which to put stuff out there. I would love to see it more interactive, where we could do that, but, you know, would be more informative and detailed that the average layperson could read. That it does not take a lawyer or an attorney to read, to try to figure out what they can and cannot do. So, if you guys could do that, that would be great and appreciated. That is all I have got to say. And thank you guys for all you do for the county, and thank you for your time this afternoon.

Unknown Speaker: Nobody seemed to have to worry about permits. Because anytime I have inquired a certain thing with regard to the dimensions of a piece of property and what goes on, there are also people who have gone in there and just put big piles up and the water has been placed on into the into the backs of other existing houses that were on the ground. And that guy got told to stop, and he did stop. He got told to take the dirt off. He never did. Left the mountains of dirt there sat for a couple of years, he sold the property, and somebody else build houses on it, and those little houses that had been there originally still get flooded out.

So, if you are not going to enforce any of this stuff or something like as simple as a guy builds a shed in less than that distance that he is supposed to be away from the property line, and the shed happens to drain off all its rain waters onto the adjacent properties. There are problems with this stuff. People got to have a program to follow and a way to follow it, and it be enforced if they do not. Thank you, sir.

Chairman Jones asked if there is anyone else in the room that wants to come, this is a workshop. This is not a standard meeting; we will not be taking any action today. We are just taking things in advisement and taking people's comments and trying to make best use of the comments that were given. That is what we are here for.

Mr. Paul Riegelmayr said so, I just want to know what the next steps are for you folks, as far as what is the next process after this hearings conclude, we will know that more we are going to start talking. Chairman Jones speaking, Yeah, you know I am saying because I do think you will have that direction before we leave today, Mr. Paul. I know that there are some residents want to see the county do something as soon as possible. People have even used the words moratorium, that moratorium does not fix any issues. Moratorium right at Christmas time, puts people out of work. I am not going to be voting for that. I am not going to make a motion for that. Well, I can make much more seconds anyway. I am sorry the chairman, but, you know, can we work through this process and come with something that works, that can actually be enforced? Again, we are in the process of, we have an RFQ out to hire code enforcement. So, it is not something we are talking about doing five years from now. It is something we are actually in the process of doing to hire. Now, as far as going forward with what has been said here today, I want to make some statements just an intention. It has become, apparently, and abundantly clear what since we have started really looking at this issue, the county has maybe not done some things that should have done. Now I can say that that's commissioners before us. We, we all have that we can blame somebody before us. Even you, Commissioner Sanders, you have been in a long time, you can still blame somebody before you. Commissioner Sanders said let me think what here that would have been. Chairman Jones continued, but, but that is not productive. What is productive is for us to pursue whatever grants we have to from DEP or other sources to start working on a stormwater plan for us now we, I will say, let me back up a minute to answer what Mr. Covington brought up, and what maybe you're aware of, and it's God, the process has been so long it seems like it's never going to happen. We started on a process about four years ago as a board to use some of our restore dollars, money for the BP oil spill, to do a storm water management plan from third to third on the island. That has involved getting the money from US Treasury to do so, which has taken a long time. It is involved FDOT wanting to deed us Franklin Boulevard and still leave their self on the hook to repave it in the next two or three years and add a third stormwater retention pond? It will not, it will not in the plan, it is not repaving every street, but it is hitting all those that have been the lowest areas that have been affected by the stormwater there that that brings us to the issue of why we are here. We are getting ready to award about a four and a half million-dollar project to do that. What we also have in that business district are a lot of properties that are zoned C4 that currently can either be commercial or residential. A lot of them are 25 foot wide. If we do not as a board, and maybe this might be a direction we can take in thinking it through and hear what people have to say about it, and try and make the best action for everyone. Maybe we just do the stormwater plan in the business district and require look. It does not matter if you are building a residence, you own a C4 property, it is commercial property. Therefore, you have to have a stormwater plan. Because if we do not do that, 10 years after that project's over with, nobody is going to tell that we did a stormwater project on the island, because there are enough lots there that can still be built on this is going to replicate the problem, because what we are looking at doing with the stormwater plan was a snapshot in time. It does not take into account future potential residences there. So maybe, with that being said, and what has been discussed here today, and what has been discussed with some of the contractors, the builders, the people that definitely know that the island had been there, been around. So maybe we can do it that way. Because I do not think on the beaches side, on the Gulf beaches side, they are having much problem. Somebody said it today, they are not having much problem with water. If you are close to Gulf Beach Drive, you are not the water, it goes through. It does not you know, it is about everywhere, and it is not flooded everywhere. There are some areas that have flooding. There are some areas that have flooding issues where they went in and created a sidewalk that did not have proper drainage, and that has put water on Gulf Beach Drive. That is what has put water on Gulf Beach Drive. But maybe we can look at doing the storm water plan and all it entails with the commercial district there from third to third. And maybe

instead of limiting fill, I mean, we still need to talk about limiting fill, instead of worrying about fill, maybe we need to be worried about the type of fill they are bringing maybe it needs to be something that is more native to Franklin County. Maybe it is something that is going to allow water to pass through it and not stop everything up. Because, again, I do not at the end of the day, it really falls back to us. And I am sorry, I am just going to have this stance. It falls back to us. If you are having a problem on your property and water is in the road and there is nowhere for it to go, that is the county. I am sorry it is. Now some of those commercial properties in the business district that currently have water in the road actually happened right before the one of them that was quoted here was Mango Mikes, they went through a year of a process to try to get that approved. There was a stormwater plan for them, and I do not see any stormwater on their property. It has all been pushed to the road. But that is the way most municipalities, most local branches of government, do it. The water goes to the road, the county or the municipality provide ways for that water to be moved down and out and taken care of. So, we are going to start doing our part for that. But as for what we are doing, I do not think we need to back up. I think we need to consider what we got going on, because maybe we can make it for certain parts and make it fit so because, like everywhere, just from knowing the topography of the island, everywhere from Pine Street, going to the north, is just lower, and most of it does not really have the white sand you are close to the bay; it does not so a lot of those areas stay flooded. They just do. So maybe it is the type of fill we are putting there we need to really be looking at. You know, yes, we can talk about the amount, but it is more than the amount. It is the type. Because there is going to be construction going on, everybody that is in here that has a house on the island bought a piece of property. If you built your house, you bought a piece of property, you built it. We have to find something that works at the end of the day. I do not think it is up to us to try to step in the middle of well, I built my house, and I just built his house and his stormwater is running on me. Well, I do not need the county, it does not need to get in the middle. So, we can both sue the county. We have a problem between our property line. You know what I am saying. So, there is some instances we need to make sure we take care of that. You know, to the best we can. We need to do something, but it needs to be something that works. So, we might have to look at where we are doing the storm water plans, what we are doing with fill and with the cutting of trees. Maybe going forward, we can require, if they are developing a lot, want to put a house there. You can develop and put your house; you know. But if you, do it, you also have to submit in your house plan, your landscaping plan, and if you have to cut out a bunch of trees to build your house, and you need to be made to understand that you are going to put some back. Because I think the way all this was described was smaller. Was it three inches? Two inches in the current draft, there was a size diameter. Now that will, that does not address big, giant oak trees, but I do not know the property that oak tree is on. I mean, I know that that's harsh stance. But at the same time, if properties for sale. If people are buying the property, they are looking to do something with the property. I think another thing that is valid that is coming up today is we need to look at, maybe especially to see how it goes. Maybe, instead of allowing people to just clear cut a property and put fill on it without any house plans. Maybe we say you cannot do any development on it until you are ready to build your house. You know, to cut some of that stuff out. I am not trying to hurt you in the industry here, I know real estate, that is what they do. They buy and sell property houses. You know, they are helping somebody sell it, and they are helping that to go through. That is when I used a realtor, when I bought my house, it is the way it goes. But we need to find a way that works, because what we are doing obviously, is not working. What we are doing has not worked, and it's been said today, it was right. The county has not really had any input that was valid for a vision and seeing that we were going to run into problems. I mean, we can say we want to, we are about 30 years behind everybody else, everybody else was facing these same problems 30 years ago. It is called growth management, and we just, you know, there is some stuff we need to do with that. So, I just want to make sure you guys are aware. That is why we are here today. We are not here to placate anybody. We are not here because we do not have nothing else to do. You know, on a Thursday night, we are definitely not here to waste anybody's time, but we have to come up with something that will work, something that will reach the desired end, because we all know what it has been like. We can complain about what currently is all day long. That is not going to fix anything. That is not going to take us to where we need to go anyway, those are some of the thoughts I wanted to share based on input we received today.

Commissioner Ward said Mr. Chairman, I agree. I appreciate everybody's input today. We also had some contractors that are in the room with us today that took time out of their busy schedules to have meetings with

staff, and they recorded them so that we could review them and look at them. A lot of good input, as everybody stated draft, because we do not want a knee jerk reaction that is going to affect everybody negatively. We want to proceed in a positive manner where it benefits everybody and does not hurt any industry or anybody. I have got a lot of thoughts. I know everybody has got a lot of thoughts. I got my own thoughts in addition to what has been brought up today, I plan on sitting with county staff at some point time to discuss my input so that we can formulate a plan as we move forward. And Courtney and Angela, thank you for y'all. Steve, thank you for your input as well as Attorney Shuler. Together, I am certain together, all of our minds come together. This workshop, I feel was very valid and not, not a waste of time at all. I know and I am confident that we can come up with a plan that is going to benefit everybody and benefit the growth in our community moving forward, not only just for St George Island, but for our county as a whole. So, thank you, everybody. Commissioner Sanders said my thoughts are everywhere. Commissioner Amison said this is really the only time we can talk and asked are we going to discuss anything here? Or is this just strictly for the public to be heard? Commissioner Ward said what I have discussed before, is pretty much the same. I mean, we need to have something in there about driveways. We need to have maybe the type of fill it is, it is so multifaceted. Like I said before, you got new building, you have got somebody wants to, as Mr. Covington stated, redo something, whether we face we have driveways that get rained and it is permeable, it is going to wash away. They need to replace that. What is going to, what is that going to tell we are going to make them get a permit. I mean, I do not think that is fair. I certainly do not think it is fair to get the county in a civil suit when you have got neighbor A flooding out neighbor B, and they want to sue the county because of some ordinance or something that we have on the books. I do agree with Mrs. Sanders on our Municode. I have tried to look up ordinances on our Municode website, and it sucks. I am just going to be honest. I hate it. It is a pain. I have had to call Cortni and Mike, where is this ordinance at? Because I have had to talk to Attorney Shuler about it before, so I am a complete agreement with that. I do think that our websites have gotten better, improved upon, based on this board's action within the past few years. Because, you know, again, I want to be transparent, and I feel like it is only fair that we are transparent to the people that we serve. Those are just a couple of thoughts. I think that storm water is important. I do think that, not to say anything negative, but we I do think that we have an issue in the county with some of the existing culverts, and it is not necessarily a road department's fault. They maintain them as best they can, but there is maybe a wrong size culvert. I have been and I am not an expert by any means. I am not the business, but I can tell when you have a little, tiny culvert going under a road that probably should have a lot bigger size of a culvert to facilitate water runoff and water drainage. I mean, I have got lots of thoughts and that they've pretty much all of what I have said here on the record before, not to interrupt you Commissioner Amison. Commissioner Amison said, no, you are fine. What I am getting at is, I mean, we, obviously you all have been talking with the public and contractors and all that. I mean, I just do not want to sit here and have this workshop, and that is not communicate while we can under the sunshine and, you know. And then, Attorney Shuler to sit there, and then have to go and try to piece something together, and then come back, we are going to be right back in the same boat if we do not try to knock some of this, you know, let us knock a tree down really quick. Little pun right there. But what I am saying, I could not help it, sorry. But what I am getting at is, I mean, there, there is, now I will say, is Mr. Robertson is that his name? He threw me a curve ball because I had a plan. Because I spoke with a with multiple contractors, I even went back to some contractors has been building on the island back in the 80s. I do not think any of you guys were building back in the 80s that the contractors that is out here, but I am sorry. Well, Mason, well, you know, he washed that gray right out of his hair, but, but what I am getting at is, is there was a at the time it was said, you know, it was like a gentleman's agreement, so to speak. We only went, like a foot above the grade of the road, and we come in there with, or they did, they come in there and they put the house pad, foot, anywhere from foot, foot, and a half by the road, you know, and then they brought the fill in and did a grade from there. I just feel like we are really weighting this down, and it is going to add some cost. I mean, why cannot we just keep this, you know, to a point where we go say, hey, let us go to a foot, foot, and a half grade from the road with the house pad, and then you can grade your road, your property, back to the setback. I mean, and then you hit on something that was also thinking about the material type, why cannot we put even on that side that really our biggest problem is from Pine north, as far as the, you know, the drainage issues. I mean, I know there is some stuff on the other side, but let us face it, all those sand dunes, they percolate. I mean, that is what they do. I believe one of the contractors said in one of the videos that I watched that you could get a pile of sand here and a pile of dirt. Pour water on it. The sands going to go

straight down. You pour it on top of the dirt and off on the sides when we will not, if and when, if we choose to do material type, why do not we have white yellow sand on that where you can only fill your white yellow sand, then it is going to go down. And if I am wrong, I will find some of you guys, especially the ones that are soil experts, but once that water goes down, hits the water table, it is not going to push out, it is just going to go down and settle. Is that correct? I mean, I mean, that is the way I have always thought may be wrong. But I mean, there is, there's ways of doing this without weighting it down with, you know, more and more restrictions. I hate government. I am a politician now. But, I mean, I do not want somebody in my life. I do not want somebody telling me what to do. I do not want to be Apalachicola. I mean, my God, you cannot even, you cannot do nothing, cannot paint your house, you cannot do nothing, I am getting off track. But I do not want to see the county, and as far as I am concerned, I know my constituents within my district do not want to see the county go in that direction. And as long as I am here, I am not going to go to those extremes. You know, we have talked about trees, and I love trees. I lost the only pretty tree I had during Hurricane Michael my front yard, so I have been struggling to get something to grow up there, and river birch, if anybody is wondering, is wonderful. It works well. But going back, you know, if you got this beautiful oak tree that is in the middle of somebody's lot, and especially over at the island, how, I mean, think about it? How are you going to build a house on your lot? Now the state has their topos that say that is not a wetland this, that you can clear that vegetation out and put your house there. If there is a big, beautiful tree, who is going to sit there and tell that person, you cannot take that tree out and build your house. There is no other room on the property because the lots kind of got them challenged size wise. That tree is going to have to go, I am not going to sit there and tell somebody. I would not want to say, hey, no, you cannot, you know, you spent half a million dollars on this lot, that big, pretty tree, you cannot build a house. That is not going to happen. I mean, as I am just saying, you know, I am for people to have their rights for their property. I mean, you bought it. That is your God given right. You live in this country. You got freedoms. And I am not going to sit here for one and tell somebody what they can do, as far as that goes within reason now, as far as the rest of the county, and I know we are talking to out on St. George Island. I think we need to kind of pump the brakes there, because if we are not very careful, and I am telling this to my fellow Commissioners, just give y'all some food for thought. We start putting those added expenses. You tell me, somebody in the when we talk about workforce housing all the time, we get out into the other areas of the county, and we start adding these expenses on people to be able to build a home or build it, what we going to do? Who is going to be up there at those restaurants waiting, who is going to be cleaning dishes? Where is your workforce going to go? If we start down that path, we are going to make it to where you know, your workforce citizens are not going to be able to afford to live here. It is already a challenge now, but all we are going to do is dig that hole deeper, if we are not careful. And I just want y'all now that we can discuss this together to keep that in mind as well, because I am quite sure we are going to have to go, you know, we are going to have discussions in the future besides St George Island. But my, just my thoughts along StGeorge Island, I understand it. It is something we need to get on. And every contractor that I have talked to is, you know, they agree. Now, there are some, and I do not, I do not know who they are, not point fingers or anything. There has been some, some areas, I have drove to Saint George Island multiple times this week. My wife thanks y'all because she got to go eat lunch. And forgive me, but I did not, and I am not calling you, but me, I did not see a convoy of trucks coming through there, and I sat there and waited to watch, because I was going to follow them go see where they were. I found one actually went looked, and it was not anything. They were just doing a little bit of grading. But I am not saying that there is not I am not calling anybody a liar. I am just saying I do not see where they are going to take dialing off anytime soon. So, I think we just need to make sure that we slow down and get this right for everybody, for the contractors and the residents. We just do not need to panic and jump out there and do something that we are going to regret or whatnot we cannot take back. I got the best advice from before I got elected, and I am not going to be long because I am getting hungry. I am not going to hold you all up, but it comes from Commissioner Mosconis. He told me, said, do not make a quick decision. He said, it is easier to slow down and make a good decision. You make a quick decision; you might make the decision that you cannot go back and change. So just keep that in mind as we move forward. But back to the island, I just know we got dense properties there. You know, in some cases when you are building a house? I mean, some. I mean, there will be scaffolding in the setbacks. How do you not take the vegetation out far enough to build? You know, I do not know. I do not know what the fix is. I am just throwing things around. I am still working on it. But with that being said, maybe we need to just not get too extreme, but at least get

something on the books where our staff can start enforcing once we get some code enforcement or whatnot, or whatever the enforcement body will be, we can start keeping people accountable. If we got somebody that is going in there that is doing something that is inappropriate, then, then we can deal with it then. But I would hate to see us go and start putting a bunch of stuff in there, just like what was said about the pavers. And I mean, there is so many fine things, and if we go and weight this down, I just feel like we are going to do a disservice to the community in the long run. But anyway, that is all I am going to say. I have got plenty of people to talk to when this is over with, I am sure. Chairman Jones said I will say this again. We first brought it up. We were talking about the island not, not to try to differentiate, not trying to pick on the island, not anything like that. There are real issues there, and they are far reaching, and they are not going to solve their self. So, but I do agree with what some of the commissioners are saying. Whatever we do, it needs to be followable, if that makes any sense. So again, that is why we are here. That is why we are having this workshop, and we might have more. There is no telling. Because the last thing we are the last thing I am going to do is your elected representatives, is tell you, okay, we know best, and you are going to do as we say. That is not what any of us are here for. Nobody up on this commission has that kind of attitude. We are trying to find a way to make it work, to make things better, because obviously, something needs to be done. If nothing needs to be done, none of should be here. We would not have any issues. We all know that is not true. So that is why we are looking at this, and that is why we want to I do not, you know, I do not know how to do it. I mean, I know there is a lot of things to work out, because you do have to have some of those finer details included. Because if you do not, you are even if you do have enforcement, then what are they enforcing? How they feel about it at the time, or if they like this resident versus another, you know, that is not good. So sometimes that is why they have to be more detailed and not less. But I think we have a lot to consider, a lot to work out. We received a lot of input here tonight, and hopefully we can put into something that makes a little bit more sense the next time we talk about it. Commissioner Sanders said I agree with everybody that said everything. And the one thing that is going to help that too, is we are in the process of hiring a code enforcement officer. So that is going to help whatever we put in place. That is going to help it, because we are going to be able to do that. But we need to be very mindful of what we have in Franklin County. It is the Forgotten Coast but we have been found, and what I do not want to see is us wind up like Walton County, where they push. Well, yeah, that is not going to happen. Let us just say it 90 to 92% of Franklin County is owned by the state of Florida, federal government. I love it because I live in the middle of it. You know, everybody does, but at the same time, I do not want to have our people do like over in Walton County, where they had to go across the mid Bay Bridge and live up there around DeFuniak Springs. And then they come in here to the southern part and work. We want to be able to have, you know, if something, I want anybody to buy a piece of land, that is everybody that gets married and everything, what is their dream to buy a piece of land, build a house, raise a family, and then be there for generations. You see what I am saying? Well, we have been here for generations, and right now we are at a critical, pivotal point. And I said that two times, but anyway, we are at a critical time in Franklin County, where we have got to sit down and sit and say, okay, how can we make this better? You got two you got two people right here, Cortni and Angela. You got Steve Patterson back there. You got an attorney that we pay good money for, and we know that has needed institutional knowledge about things and everything, and they can craft what we need. This may not be the only workshop we have. We may have more, but I can tell you that when we're in a meeting and Miss Cortni comes and says, Oh my god, Miss Cheryl, I got a man that's going to put nine foot of fill on his property out there on Georgia Street in Lanark, and I'm saying, oh my gosh, that will be, I mean, I mean extraordinary, a lot of dirt. I mean, this is what you are talking about. We do not, in other words, we do not want to get caught not knowing what is going to happen. I got another phrase, but I am not going to use it. But anyway, we need to make sure that we know where we are going and how to handle it, and then that way, when somebody comes in, and this is the one thing that I always say everybody needs to understand, that from the from the get-go, you got to get that site permit. You got to get the other permit. You got all these other permits, there's permits, and when it is recorded in the in the planning and zoning department, then they can go out and check and all of it, and be ahead of the ball and not be in the middle of it. And we are happy trying to figure out what we are going to do, but you know this is going to happen, and it is like I said 30 years ago, nobody didn't think about them because we didn't but, but again, at the end of the day, we want to make sure that we do what we can, because our one, one of our hopes and dreams, is to have the Apalachicola Bay open again. So, if we can work with Alligator Point, St George Island, Lanark Village, all these areas that is having real

growth scope and kind of work with them to keep it within an even keel maybe we can take care of this problem and we will not hand it to our future generation to take care of it. That is what I look at. Commissioner Amison asked Cortni and Angela just off the top of your head, permits, as far as construction permits, how many you know? Percentage wise, the island versus the county. That is something you got a clue. Angela noted that she can have that ready for you at the next meeting. It is, it is substantially more in the Eastpoint, St George Island zip code, but it is all together. So, it is a little bit harder to look at because of my graphs going to include both together, but it is substantially more. And there is a good bit of it in Eastpoint, but most of its St. George Island in that so, I mean, Steve is back there. His memory is better than all of us put together with numbers. Well, I know we did a graph. There is a graph that we did Commissioner Amison that actually broke it down by so it has got Eastpoint and St George Island together. That is something we can get for you tomorrow. Just the reason, I did not know if it is something you had up, because that way people can understand when we say that, you know, I think Chairman Jones said moratorium, you know, I believe the percentage is going to be pretty high, and it is going to be hard for crews to fall back into other areas. I mean, there might even that might be out of, you know, that is on the mainland side, maybe modular home getting built out of such and such, or this and that. I mean, those that we got to be careful with that, because people depend on paychecks. They have been we got the holidays coming, but the big thing is, is the paychecks. I mean, people go 30-40 days without a paycheck. They got mortgages, they got power bills, they got water bills, you know. So, were just throwing that out there. It is that way the community can understand that is where our thought process is with that. Thank you, Commissioner. Mr. Moron noted that we did that graph because that is where we decided and lobby for the building, we the specific building we talked about earlier, long before that. That is why we decided to start looking for some way to explore because that is where most of the permits were being pulled from St George Island. Commissioner Amison said going back just to beat that dead horse one more time. It is not just Jason, why, and I am sorry that's not Kai the fill dirt guys, it is the ones that are building the house. It is the subs, it is the plumbers, it is the electricians. Just take a good look. And I think he said it in one of the videos. I think he directly employed 20 plus, and then tying all the subs, I think he was being way off on that because he said, I think between 50 and 60, and I was sitting there top my head. I mean, you are probably talking about more around, closer to 100 so that's a lot of that's a lot of incomes that we're talking about, and just something that people that you know, and I'm not picking on retired folks, because I would hope to get there one day, but, but there's still people out there that have families, they're young people that are still having to pay those bills. So, keep that consideration as well and be patient with us. Mr. Moron speaking, I think Commissioners the next step is to allow Attorney Shuler to modify what he has, start afresh, but have another draft that he can present to the board for just for your review at a regular meeting, and then you schedule another workshop. It is obvious you need another workshop. I am sorry, anybody could see that we have to wait and do that. Yes, but you need something to look at, to give to the public so they could be like they were tonight. You know, for the most part, informed had very good points, you know, and on both ends, you know, yeah, contractor, some of them could be here tonight too. So, yeah, workshop, they will be able to be here, yeah, with you. But I do think it is an excellent process that we are what we have done tonight is really good. They could even get better. You know, we could, as you guys say, you did not say the least words, but basically, you are saying, try to simplify the draft ordinance as much as possible and make sure it is not harmful to the industry, but it helps the residents and fix the problem, yes, as best as we possibly could, and can I? Ms. Angela speaking, can I address one more thing? There was somebody tonight that brought up emergency situations with foundations and whatnot, and how long that permitting process might take anytime there is an emergency situation, whether it be a leaking roof or a cracking foundation or anything that needs to happen quickly, those are prioritized. They get pushed to the very top. That way we can get them out quickly. So, I do not want anybody to think that we are not going to handle a situation that a day can make a big difference if you got a leaking roof and we got a hurricane coming, you know, so those things are always prioritized. Ms. Cortni speaking, I just wanted to say I have heard through the grapevine about the trucks coming in through St George Island, but I did not get any calls. I mean, I know we do not have code enforcement, but we do have the complaints department, and I know I have a lot on my plate, but sometimes even mail in on that concerns. Email does to help me keep track of what is going on and whether y'all know it or not, I do go out there and drive. So, if y'all can send me an email and I can make a list, I can go out there and take a look. But if I am if you guys are not telling me what is going on, then you know I cannot go out and look into it. So, Ms. Cortni, what is that email

concerns@franklincountyflorida.com. It is also on the website, an easy side link. Mr. Moron speaking, another thing Cortni says that I know, I know some people grumbling. Well, if she makes a list, by time she gets there, they are gone. A lot of times we call Steve right away and say, hey, where are you inspecting? Tell Steve. He said, I will go check it out. Yep. So, you know, we have multiple ways of checking. It is not perfect Commissioner because, yes, we do not have a code enforcement officer. I get that we are working towards that, but we have our ways of checking, the best that we possibly can with a small staff that you have. Well, even when we do have a code enforcement officer, they are not going to be everywhere at the same time. Yes, that is another thing and Commissioner Ward has stated over and over again, she wants, oh yeah, not the officer, to be responsive, but I want to be proactive. Well, I mean, I want them aggressive, too. Sometimes photos like, if they do the concerns email, they can attach photos and not even have to leave the office, Ms. Cortni speaking, if they let you know, if they know the company that is doing it, sometimes they will send me a picture with the company or the truck that is out there. I give them a call straight from the office and get it taken care of. Cheryl, you have something you want to say. Cheryl from the public speaking, just to make some really quick comments, and they have been said before, but when you talk about making it followable, what you mean is that it's going to be clear, as concise as possible, and enforceable. And I think that you have made really good strides toward that. And there are some areas you need to look at. The other thing that I heard at the end that just has my whiskers up is if there is a lot of conversations going on that are not in public, particularly from one side, like the contractors having a lot of private meetings, it would be cool if they would still come out and talk to the public, because they are also communicating with us. And it would be cool if we had any idea what was said in those or if they would like to have those conversations a little bit more in the sunshine. I know it is not required or anything, and everyone can call you and everyone can send an email, but it would be nice if this was actually a public discussion. Commissioner Ward said I will say I will say that that is what the workshops are for Ms. Cheryl is, so that everybody can talk and discuss, and it is all open table, and that has been discussed before. When we had a meeting to discussing have a draft ordinance to have this workshop, they all showed up and made comments and recommendations. So had y'all been at that meeting, you might would have heard all that. That was a special meeting October the 11th. Ms. Cortni noted that she would like to speak with Mr. Drew and pick his brain as well.

Adjournment

There being no further business before the board the meeting was adjourned.

Ricky Jones – Chairman

Attest:

Michele Maxwell – Clerk of Courts